

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: R. Kelley

Case #: 115-R-03

Date: November 12, 2003

Comments:

- 1) A Notice of Proposed Construction or Alteration form (7460-1) must be filed with the FAA for any construction crane or equipment that will exceed the height of the building.
- 2) While the proposed town homes are outside of the anticipated noise exposure contours, R. Kelley should be aware that the property is in close proximity to both runways at Fort Lauderdale Executive Airport, and may be exposed to direct over flights and close flybys conducted by aircraft approaching and departing the airport, operating in the traffic pattern, and simply transiting the area. These flights might cause annoying or intrusive noise levels on an event-by-event basis.

Recommendations:

- 1) The notice should be filed with the FAA as soon as possible since it typically takes at least 60 days for the FAA to issue a determination.

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email: timw@cityfort.com

Project Name: R. Kelley

Case #: 115-R-03

Date: November 12, 2003

Comments:

1. The owner shall contract with a professional engineer licensed in the State of Florida to prepare the following plans for additional review and approval:
 - a. Paving, grading, and drainage plan
 - b. Water and Sewer Plan
 - c. Pavement marking and signage plan
 - d. Associated detail plan(s) (utilitizing City Standard plans where available).
2. The engineer shall obtain the BCDPEP Water Management License (in the form of a BCDPEP stamped and signed plan) and submit it with their application for building permit. The engineer shall complete and certify the PG&D plan and calculations in order to request final site plan approval.
3. Owner of the referenced property is advised that no site plan shall be approved for construction until said site plan reflects all easements, rights of way, or encroachments recorded over this property. No building permit shall be issued until the City is supplied with a signed and sealed survey showing all above ground improvements, open and notorious evidence of encroachments, utilities or rights of way and all easements, rights of way and encroachments. This survey shall be based on an abstract of title dated no earlier than ninety (90) days prior to the date of building permit application. Copies of all relevant deeds or other documents evidencing those matters of title shown on the site plan and survey shall be provided to the City along with the survey, along with a copy of the title abstract. Additionally, an affidavit shall be provided by an attorney licensed to practice law in the State of Florida attesting to no additional recordings of easements or encroachments from the remainder of time from ninety (90) days prior to the date of permit application to the date of issuance.

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4. In lieu of resolving item 4 (above) prior to requesting final DRC approval the owner shall provide a signed statement agreeing to satisfy all components of item 4 (above) prior to requesting final DRC authorization.
5. The engineer shall add all non-vehicular access, easement, and property lines as well as other pertinent technical dimensions and notes from the plat and surveys to the site and engineered plans, as applicable.
6. The engineer shall verify that all access and street trees to be located on the perimeter of this site will pose no conflicts with existing overhead electric or street lighting poles, wiring, etc. An engineering permit shall be required for any modification to City maintained street light circuitry or facilities.
7. The engineer shall coordinate access to this property with Broward County and provide any and all access, utilities easements, and other rights for proposed uses that are not specifically indicated on the site and engineering plans.
8. The engineer shall re-construct and close any existing curb openings along N.W. 31 Avenue with an application to the Broward County Engineering Division.
9. The architect and/or engineer shall supply scaled, dimensioned site plans which clearly identify the dimension of all parking spaces, drive/parking aisles, and document where stop signs and bars are to be place, as well as other traffic control markings and devices.
10. All fencing and boundary landscaping shall be in conformance with Section 47-20 (City Code) with regard to sight triangle clearances.
11. A staging and storage plan shall be prepared to address construction impacts in accordance with City Ordinance C-02-13.

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Division: Fire

Member: Albert Weber
954-828-5875

**Project
Name:** R. Kelley

Case #: 115-R-03

Date: November 12, 2003

Comments:

1. Flow test required.
2. Show hydrant locations along fire lane. See NFPA 25
3. Fire lane required as per 3-5 of the FFPC. Be sure to consider impact on future buildings.

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Division: Info. Systems

Member: Mark Pallans
(GRG)
954-828-5790

**Project
Name:** R. Kelley

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Comments:

1. No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

**Project
Name:** R. Kelley

Case #: 115-R-03

Date: November 12, 2003

Comments:

1. A Landscape Plan is required that addresses all requirements of Sect. 47-21 (The Landscape and Tree Preservation Ordinance) of the Unified Land Development Regulations. The Landscape Plan must be prepared by a registered Landscape Architect.

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Division: Planning

Member: Jim Koeth
954-828-5276

Project Name: R. Kelley

Case #: 115-R-03

Date: November 12, 2003

Comments:

1. As per ULDR Sec. 47-6.11, project subject to site plan level III review which requires Planning and Zoning Board approval with the 30 day City Commission call-up provision as a Conditional Use.
2. Provide table indicating the required and all proposed setbacks for the project. Provide table on the site plan as part of the site data information area.
3. Recommend presenting proposal to neighborhood association and neighbors for public input.
4. Discuss provision for ROW with Engineering Rep. and applicant at the meeting.
5. Discuss provision for traffic study with Engineering Rep. at the meeting. If study is required, staff and a City-retained consultant must review it. The applicant shall incur the City's cost for these consultant services.
6. Provide text individual narratives (with author) indicating project's compliance (point by point) with ULDR Secs. 47-25.2, Adequacy Reqs., 47-25.3, Neighborhood Comp., 47-18.21, Mixed Use Dev., and 47-24.3, Conditional Use, prior to project being placed on a Planning and Zoning Board agenda. Cite each point from the ULDR with the applicant's response.
7. Provide photometrics plan for entire site. Include footcandle readings at residential property lines if applicable.
8. Response to all comments shall be provided within 90 calendar days or project may be subject to additional DRC review.
9. Clearly and accurately delineate all adjacent zoning designations and adjacent building footprints on the site plan.
10. Require separate Landscape Plan and Site Plan. Must be on separate sheets.

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11. No handwritten notes on plans.
12. Provide FAR in tabular data.
13. Verify with applicant and Engineering Rep. that all required parking is being provided on-site.
14. Provide dimensions to the centerline of all adjacent roadways.
15. As per ULDR Sec. 47-28, verify there are available flex units for site. Contact Angela Csinsi at 828-5984 to request no. of units and which flex zone area the proposal is in.
16. The subject site is not located within the Transportation Concurrency Exception Area (TCEA) of the Broward Co. Plan, and is therefore subject to roadway concurrency. The applicant needs to consult with the Broward County Development Management Division to determine what steps need to be taken to mitigate roadway impacts, if any. If the Co. determines that no steps need to be taken, the applicant should submit written documentation from the Co. verifying that the roadway network can accommodate the project. If an Action Plan is needed, the City may need to refer this report to outside contractors for review, and the applicant shall incur such costs. If you have any questions, please contact Sheryl Stolzenberg, 828-5296.
17. The subject site is located west of the “urban infill boundary” of the Broward Co. Plan, and is therefore subject to flexibility regulations that require a compatibility finding by the Broward Co. Commission for any use of flexibility units. This adds a step to the approval process. The office responsible for this process is the Broward Co. Office of Urban Planning and Redevelopment, and the staff of that office has advised that a proposal need to go through its local government process, but the action by the City Commission cannot be a final approval. The approval shall be subject to the compatibility finding of the County Commission. The applicant must submit the project, along with the documentation of affirmative action by the City, to the County’s office. Part of the County’s compatibility finding is contingent upon the findings of the School District that capacity is available. Therefore, it is in the applicant’s interest to begin discussions with School District staff. If you have any questions, please contact Sheryl Stolzenberg, 828-5296.
18. Label colors and materials on the elevations. Also, label elevations by direction (N, S, E, W).
19. Dimension building lengths on the site plan.

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20. Indicate 7 ft. sidewalks on all streets. Discuss provision for sidewalks into property with Engineering Rep. and the applicant.
21. Proposal does not conform to the Plat. Plat must be amended to reflect proposal.
22. Provide ORB 7640, Pg. 787 to Planning, Zoning and Engineering Reps.
23. Discuss open space requirements with Landscape Rep. and applicant at the meeting.
24. Discuss existing easements and proposal's building conflicts with Engineering Rep. and the applicant at the meeting.
25. Provide roof plan indicating location of all mechanical equipment. Indicate all mechanical equipment on the site plan and elevations where applicable.
26. Dimension all drive aisles and entrances on the site plan. Discuss with Engineering Rep. and applicant at the meeting.
27. Dimension parking spaces on the site plan.
28. Discuss any potential environmental impacts with Landscape Rep. and applicant at the meeting.
29. Clarify density (gross vs. net) on tabular data.
30. Upon receipt of additional requested information, additional comments may be forthcoming prior to Planning and Zoning Board review.
31. Additional comments may be forthcoming at DRC meeting.

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Division:	Police	Member:	Det. Gary J. Gorman 954-828-6421
Project Name:	R. Kelley	Case #:	115-R-03
Date:	November 12, 2003		

Comments:

1. Will Impact resistant glass be used?
2. Is this a private walled community?
3. Will there be private security provided? (Guards)
4. Will there be a security fence/gate at project openings?
5. Will this fence/gate be electronically controlled by card access system? If not, how will access to project be controlled?
6. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
7. Are there any provisions for common building lighting, in order to provide consistent, common area illumination?
8. All entry doors and locking devices will have sufficient security rating.
9. Will solid entry/exit doors have 180 degree viewing devices? (Peepholes)
10. Will overhead garage doors have secondary locking devices?
11. Will each residence have a perimeter security system, to include glass break detection and panic buttons for emergency conditions?
12. Will CCTV be used to monitor entry/exit points and pool/pavilion area to this site?
13. All landscaping should allow full, unobstructed view of buildings.
14. Will the pool/pavilion area have a perimeter security system?

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15. How will access to pool/pavilion area be controlled?
16. Will there be a safety fence around the pool?
17. Will there be any private attendants to the pool/pavilion area? (Life guards, Security, etc.)
18. Is there sufficient turn around space at the entry/exit points?
- 19. Please submit comments in writing prior to DRC sign-off.**

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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: R. Kelley

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Date: November 12, 2003

Comments:

1. Pursuant to section 47-6.11.B.6.a List of permitted uses in B-1 zoning districts, Mixed Use Developments are Conditional Uses 47-24.3.
2. Discuss requirements for additional right-of-way dedication with the Engineering representative.
3. Provide a photometric lighting plan pursuant to section 47-20.14 prior to Planning and Zoning Board review.
4. Provide a data table indicating the required and provided setbacks.
5. Provide a narrative outlining how the proposed mixed use development complies with the Adequacy requirements of section 47-25.2, Neighborhood requirements of section 47-25.3, Mixed Uses requirements of section 47-18.21 and the Conditional Uses provisions of section 47-24.3 prior to review for Planning and Zoning Board.
6. Provide on the site the adjacent zoning districts.
7. Clearly delineate all building setbacks, parking spaces, drive aisles, landscape areas and light fixtures on the site plan.
8. Indicate the centerline of all roadways, indicated all easements and non-vehicular use areas on the site plan.
9. Provide a copy of all recorded cross access agreements.
10. Mixed Use development shall contain a public plaza open to the sky, which includes pedestrian amenities such as landscaping, benches, fountains and meet the minimum dimensional requirements. A minimum of a seven (7) foot wide sidewalk along the street butting the property shall be required pursuant section 47-18.21.H.3 and 47-18.21.J.
11. Indicate the location of all mechanical equipment for compliance with sections 47-19.2.S and 47-19.2.Z.
12. Additional comments may be discussed at the DRC meeting.